

**Residential Study Group (RSG)**  
**March 20, 2017**  
**10:00 a.m. – 11:00 a.m.**  
**Arlington Town Hall, First Floor Conference Room**  
**MEETING SUMMARY**

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Attendees: Steve McKenna, Town Manager appointee; Jenny Raitt, Planning and Community Development; Laura Wiener, Planning and Community Development; Adam Chapdelaine, Town Manager; Mike Byrne, Inspectional Services; Liz Pyle, Town Meeting Member; Wendy Richter, Master Plan Implementation Committee.

Jenny opened the meeting. The group made introductions.

Jenny provided a calculation of the number of meetings and hours spent by group collectively: 25+ meetings and 850 hours. She appreciated the group members for all of their time and commitment.

The group then discussed public comments and feedback received at the Board of Selectmen and Arlington Redevelopment Board public hearings and continued prep for public hearings related to STM Warrant Article 1: <http://arlingtonma.gov/home/showdocument?id=33769>. Adam said that Wynelle and Steve did an excellent job representing the group and with their presentations. The group then discussed the importance of framing the article (degree versus slope was raised) and the maximum allowable grade versus slope, degrees. 15% of what was raised. Rick has information about current driveway slopes and typical grades of recently constructed houses. We will get that information and look at calculations. The group wants to make sure we have clear visualizations that show the difference between current and proposed conditions. This will be important.

The group discussed needing better articulation of parking reduction and why it's needed. There were questions about why this is only behind the front foundation wall. 8.07 of the Zoning Bylaw already reference the location of parking. Eliminating the requirement for two-family dwellings will mean more living space on the first floor. However, there will be a loss of 200 ft<sup>2</sup> overall per unit.

The group discussed the issue of FAR and open space. The impact to on-street parking should be discussed. The group's proposal eliminates the second parking spot behind the front yard setback. Parking is not being used for parking. Steve also said that he has floor plans plus a comparison to the way home is used (as a basement rather than for parking). The open space incentive will move homes back on a lot 5', but only as an incentive for surface parking. Builders and owners will lose 400 ft<sup>2</sup>. This is an important point to make.

We need the visuals to show open space requirements.

On the Town Bylaws:

- There was an amendment made to abutter notification – how to notify renters and adding language to encourage notification to the current occupant.
- Discussion about how to raise awareness of special needs children regarding noise impacts. There will be improved contact and protection.
- Doug will provide an amended Construction Agreement.

The group then discussed the agenda for 4/6 public forum. Jenny will advertise forum to the Town Meeting member list. We will also try to attend precinct meetings. There is a lot of grassroots activity happening on some warrant articles. We need to make it clear that advice will not be provided on individual projects. We need to emphasize that these changes are only for new construction. Outreach will be made to developers, builders, and contractors to attend. JR will provide an introduction on the group process, working toward agreement, identifying priorities, and the continued meetings. We need to convey the hard work of the group and the thoughtfulness. We are looking at all sides of an issue and their related impacts and possible outcomes. We will have images from Nat. We will also provide some survey results (summarize the key data points). Liz and Steve will discuss Articles 8 and 1. Wynelle and Bill will discuss the other articles. All members will speak and introduce themselves.

Next meeting will be on 3/30 at 9:00 a.m.